

STATE PROPERTIES COMMITTEE

Tuesday, February 14, 2006

The meeting of the State Properties Committee was called to order at 10:08 a.m. by Chairman Jerome F. Williams. Other members present were, Mrs. Genevieve Allaire – Johnson, Esq., representing the Department of Attorney General and Mr. Robert Griffith, representing the Department of Administration. Also in attendance was Robert Jackson, Maureen McMahon, and Rick Kalunian from the Department of Transportation, Brian Tefft, Mary Kay and Lisa Primiano from the Department of Environmental Management, Steven Feinberg, Marlene McCarthy – Tuohy and John Ryan from the Department of Administration, Rick Baccus and Jane Morgan from the Department of Mental Health, Retardation and Hospitals, J. Vernon Wyman from the University of Rhode Island, Robert Kando and Robert Rapoza from the Board of Elections, Kevin Madigan from Senate Fiscal Office.

1. Old Business – A motion was made to approve the January 31, 2006 minutes by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson, Esq.

Passed Unanimously

An Appraisal Update was given on the Port of Galilee on seven Leased Properties. The State of Rhode Island owns the land and leases out the land on various commercial fishing related businesses. Over the last fifteen years the Lease rates have been set by appraised value. The Department of Environmental Management undertook new appraisals of the land and is conducting them in segments of eight parcels. There are two different categories, one being commercial and the other industrial. Within those two

categories there is a waterfront and non-waterfront component. Given this structure there are then four separate per square foot values that would be applied to these properties. Of the seven properties that are being presented three of the leases are prior renewals and any change in rent will be applied retroactive to the date of the renewals. The other four properties would take effect as of today and that is in accordance with the lease terms. The Department of Environmental Management is in front of the Committee today with the first group. At this point the Department would like to implement these new rentals and notify the tenant and have them approved. A question was asked by the Chair if any of these parcels were being subleased for parking. The Department of Environmental Management answered that none of the seven that have been brought to you today. Some that will be brought in the future and that has been taken into consideration with the appraisal and rent value. The Department of Environmental Management is hoping to present the next eight properties to the Committee with in the next two meetings of the State Properties Committee. A motion was made by Mr. Robert Griffith to approve the appraisals and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

2. New Business – Miscellaneous – The next scheduled meeting of the State Properties Committee is scheduled for Tuesday, February 28, 2006 at 10:00 a.m. in conference room “C”.

ITEM A – State Fire Marshal – A request was submitted for permission to advertise for office space. The State Fire Marshal is currently at 24 Conway Avenue, North Kingstown. The Quonset Development Corporation has informed the Department that the leased building is slated for demolition in June 2006. The

State Fire Marshal's office has notified the Budget Office regarding the budget impact that it will have. The Department is looking at 18,000 to 20,000 square foot building. Mr. Robert Griffith asked; "the Fire Marshal's moved to Quonset Point because it was both desirable to the State and to the operation, because of this the Quonset Development Corporation should be aggressively looking for an alternative for the State Fire Marshal". John Ryan responded with, there has been some discussion and Bob Brunelle has met with Quonset Development Corporation regarding this and at this point in time the Department does not have anything to provide. John Ryan also stated that the focus of the Quonset Development Corporation is for private development rather than state agencies. The State Fire Marshal's has already lost a storage facility in the Quonset site. A motion was made to approve by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM B – Department of Administration – A request was made for Conceptual approval to obtain storage space for the Board of Elections. The Board of Election is also requesting a waiver of the Rules and Regulations of the State Properties Committee. The Board of Elections is located at 50 Branch Avenue a State owned building. The Department is looking for temporary storage space for 650 audio mark voting machines that are expected for delivery in the spring. The Board needs to start setting up the machines in June or July for the upcoming Primary Election and November Election. The Chair stated some concerns not with the fact that extra space is indeed needed but why the Department could not do a mini advertisement to get some sort of competition.

The Chair also has asked if it were possible for the vendor hold onto the machines for a period of thirty or sixty days to allow for a mini bid? The Board of Elections does not have the ability to delay the delivery of the machines. The Department needs time to familiarize the staff with these machines. The Chair again stated that he would like to see this advertised with a one page spec sheet, advertise for two weeks, and then come back to the Committee. Representatives of the Board again stated that they are a little concerned that if they were to publish it for a two week period that it could take six weeks to complete. The Chair answered that he is looking for an advertisement to be done this weekend and stating that bidders would have to respond within a two week period. After the two week period the Board would come back to the Committee for approval. A motion to Conceptually approve was made by Mrs. Genevieve Allaire-Johnson and seconded by Mr. Robert Griffith.

Passed Unanimously

ITEM C – DEPARTMENT OF ADMINISTRATION – A request was submitted for approval of an Amended License with the State of Rhode Island and Have No Fear Production. The Amendment provides for use of the space marked 156 and 156A for the Rhode Island film and TV office. The purpose of this is to assist in the production for troubleshooting. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM D – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made for permission to publicly advertise and seek bids on the three parcels of State land for allowing local farmers to grow crops on the land. This activity is well

established within the Department of Environmental Management, Division of Fish and Wild Life. It is a successful program that keeps state-owned farmlands active, providing food quality cropland to local growers and in maintaining wildlife habitats. This program does not cost the State anything and actually, the farmers pay the State. The Department of Environmental Management, Division of Fish and Wild Life is looking for a five year term with the option to renew for another five years. The Chair asked where the Department would be advertising and it was stated that they would be advertising in Providence Journal and on the web-site. A motion to approve was made by Genevieve Allaire-Johnson and seconded by Mr. Robert Griffith.

Passed Unanimously

ITEM E - DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - A request was made to transfer the remaining term (through November 2008) of the Agriculture lease issued to Benjamin Carpenter to his surviving son David W. Carpenter. The Carpenter parcel is adjacent to field number three in the South Shore Management area. The tenant farmer that originally rented it from Department of Environmental Management is Benjamin Carpenter. Benjamin passed away suddenly in November and his estate has requested that they be allowed to continue with this lease for the remaining period through 2008. The family has farmed the parcel in conjunction with his family. The Department of Environmental Management, Fish and Wild Life does not have an objection to this. They have been good tenants and have demonstrated the activity to maintain the conditions that are required. A motion to approve with a Amended Lease to be provided was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM F – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request has been made for approval and signatures on a Tripartite Agreement with PRIX LLC, “(PRI)” Sovereign Bank and the Department of Environmental Management. PRIX has refinanced the mortgage to make improvements on the property. PRIX ran an abbreviated season last year and this will be the first full season. Improvements include a brand new roof, enhanced plumbing, common area remodeling and exterior painting, parking lot improvements, replacing the carpeting in over one hundred guest rooms, a new reservation system, improved air-conditioning systems and improved signage. A motion to approved by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM G – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made for approval and signatures on a Purchase and Sales Contract for the acquisition of 3,380 square feet of land in Johnston owned by the Johnston Historical Society. This parcel, which is located in the State’s Snake Den Park, was believed to be part of the State’s land holdings and the Department of Environmental Management has constructed a parking area and trailhead access on the property. It was discovered that the land is not State property. After speaking with the Engineer with the Department about moving and rebuilding the parking area, the cost was projected at \$5,000.00 to \$10,000.00 it is cheaper to acquire the parcel. The tax assessment for that parcel is \$6,600.00 and that is the amount that the Historical Society had requested for the parcel. A question was asked by the Chair of how long we have had our parking lot on there

land. The Department of Environmental Management answered with a couple of years. A motion to approve was made by Mr. Robert. Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM H – UNIVERSITY OF RHODE ISLAND – A request was made to proceed with an appraisal of a 131- acre parcel of undeveloped land located immediately north of the University’s developed Kingston Campus property. This is surrounded by undeveloped parcels already owned by the University, Agriculture land to the west, undeveloped property to the north and to the east. A question was asked by the Chair if the University will take into consideration wetland coverage from an environmental assessment and current zoning. The University of Rhode Island answered it is listed as residential zoning and currently there is agricultural activity on approximately twenty acres on the western perimeter of the property which is already owned by the University. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM I – DEPARTMENT OF MENTAL HEALTH, RETARDATION AND HOSPITALS - A request was made for approval and signatures of Lease with East Bay Mental Health Center, Inc. This piece of property is located at 945 Main Street, Warren and has been and will continue to be used as a behavioral health group home. East Bay Mental Health Center, Inc. is a licensed community mental health center and they are one-hundred percent funded by the Department of Mental Health, Retardation and Hospitals for the services. A motion to approve was made with the an updated certificate

of insurance to follow was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM J – DEPARTMENT OF TRANSPORTATION – A request was made for Conceptual approval / Disposition of Excess Land 2139 Main Road, Tiverton approximately 8,000 sq. ft., Nonquit Realty Corp. The proposed development of the commercial space is for a “Bed and Breakfast” style inn. The Rhode Island Department of Transportation parcel abuts the Nonquit Realty Corp. property, at Main Road (Route 77) and Nannaquaket Road. The appraisal will be done in house. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM K – DEPARTMENT OF TRANSPORTATION – A request was made for Approval and Execution of License for 200 Sq. Ft., Intersection of George Washington Highway and Business Park Drive, Smithfield, Rhode Island, Marshall Properties, Inc. Marshall Properties is looking to put up their sign. Because the State owns one hundred fifty feet on either side of the road, this is a common License agreement request in this area. This is a standard License with the minimum standard fee of \$600.00. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM L – DEPARTMENT OF TRANSPORTATION – A request was made for Conceptual Approval / Disposition of Excess Land, 1550 Post Road, Warwick, Approximately 1,178 Sq. Ft., 1550 Post Road, Ltd.. Mr. Carmody who owns 1550 Post

Road, Ltd in Warwick is seeking to purchase this piece of property for the purpose of adding parking to accommodate staff and clientele at his new office building. The appraisal will be done internally due to the size of the parcel. A motion to conceptually approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM M – DEPARTMENT OF TRANSPORTATION – A request was made for a License Agreement with Herb Chambers Rte 2, Inc. d/b/a Saturn of Warwick for the use of 8,626 Sq. Ft. For the purpose of parking and beautification. The State will receive One Thousand Eight Hundred Dollars monthly which is an increase from previous License Agreement of Seven Hundred Dollars a month. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM N – DEPARTMENT OF TRANSPORTATION – A request was made for a Grant of Easement for Hartford Avenue Associates, A.P. 44-3, Lot 86, Shaw's Supermarket Inc., A.P. 53-3, Lot 181 and Hartford Avenue, Johnston to install a loop detector at the intersections listed to insure safe traffic flow. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-4(a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purpose, or of the disposition of publicly

held property wherein advanced public information would be detrimental to the interested of the public.

ITEM E1 – DEPARTMENT OF TRANSPORTATION- A request was made for approval for a Temporary Easement Agreement. After discussion in Executive Session relating to valuation, a motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

ITEM E2 – DEPARTMENT OF TRANSPORTATION –A request for Condemnation Plat 2616 / Parcel 1A, Warwick, Intermodal Train Station Construction. After discussion in Executive Session relating to valuation a motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire-Johnson.

Passed Unanimously

There being no further business to come before the Committee, the meeting was adjourned at 11:29 a.m. Mrs. Genevieve Allaire-Johnson made a motion to adjourn which was seconded by Mr. Robert Griffith.

Passed Unanimously

Jeanne M. Enos, Interim Executive Secretary

